



## 1 Eiger Close, Biddulph, ST8 7FH

£230,000

- Modern 3-bedroom semi-detached home
- Stylishly refurbished kitchen & bathroom
- Delightful green outlook to the front
- Conveniently located for local schools & amenities
- Tucked away position within a quiet cul-de-sac
- Spacious lounge/dining room with garden access
- Allocated off-road parking to the front
- Built in 2016 by Bovis Homes
- Two double bedrooms and a generous single
- Lawned rear garden with patio and decking

# I Eiger Close, Biddulph ST8 7FH

Positioned discreetly on the fringe of the sought-after, family-friendly cul-de-sac within the popular Bovis Homes development, this stylish three-bedroom semi-detached residence delivers turnkey living with contemporary upgrades.



Council Tax Band: C



Built in 2016 and benefitting from additional enhancements since its construction, including a refurbished kitchen & bathroom. The property enjoys a tucked-away location with a delightful open green aspect to the front. An advantage rarely bestowed on modern build homes.

Step inside to discover a bright and welcoming hallway, setting the tone for the rest of the home. The refurbished kitchen is a real showstopper featuring shaker style cabinetry, wood-effect worktops, and a full suite of integrated appliances, blending form with function to create a practical yet stylish layout.

The generously sized lounge diner is perfect for entertaining, while the French doors open onto an attractive rear garden with a raised decking area, lawn, and patio ideal for al fresco dining & entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a beautifully modernised bathroom, now showcasing bold feature tiling, a contemporary suite, and statement décor that brings a boutique feel.

Externally, the property benefits from allocated parking directly to the front and a neatly kept frontage with mature planting.

With all the economical benefits one would expect from a newly constructed property delightful semi detached is perfect for professionals, young families, or downsizers seeking a turn key opportunity with low running costs.

#### **Entrance Hall**

12'4" x 6'3"

Having a Upvc double glazed front entrance door with glazed panel. Radiator, wood effect flooring. Under stair storage cupboard, stairs to 1st floor landing.

#### **Ground Floor Cloaks**

Having a low level w.c, pedestal wash hand basin. Radiator, extractor fan, continuous wood effect vinyl flooring.

#### **Kitchen**

8'0" x 9'9"

Having a range of refurbished on trend shaker style units with oak effect worksurfaces over incorporating a black composite sink unit with mixer tap over. Integral gas hob with stainless steel splashback and matching chimney style extractor fan over, Hotpoint electric combination oven and grill.

Dishwasher, fridge freezer & washing machine. Under cupboard display lighting, radiator, UPVC double glazed window to the front aspect. Cupboard concealing a Potterton gas fire central heating boiler. Continuous oak effect flooring.

#### **Lounge/ Diner**

16'2" x 14'8"

Having twin UPVC double glazed windows to the rear aspect, double glaze rear entrance door with glazed panelling. Radiators, TV point.

#### **First Floor Galleried Landing**

Having access to loft space, built in storage cupboard.

#### **Bedroom One**

14'9" x 8'1"

Having UPVC double glazed windows to the front aspect overlooking adjacent greenery. Radiator.

### **Bedroom Two**

10'7" x 7'6"

Having UPVC double glazed window to the rear aspect overlooking the rear gardens with horizon views. Radiator.

### **Bedroom Three**

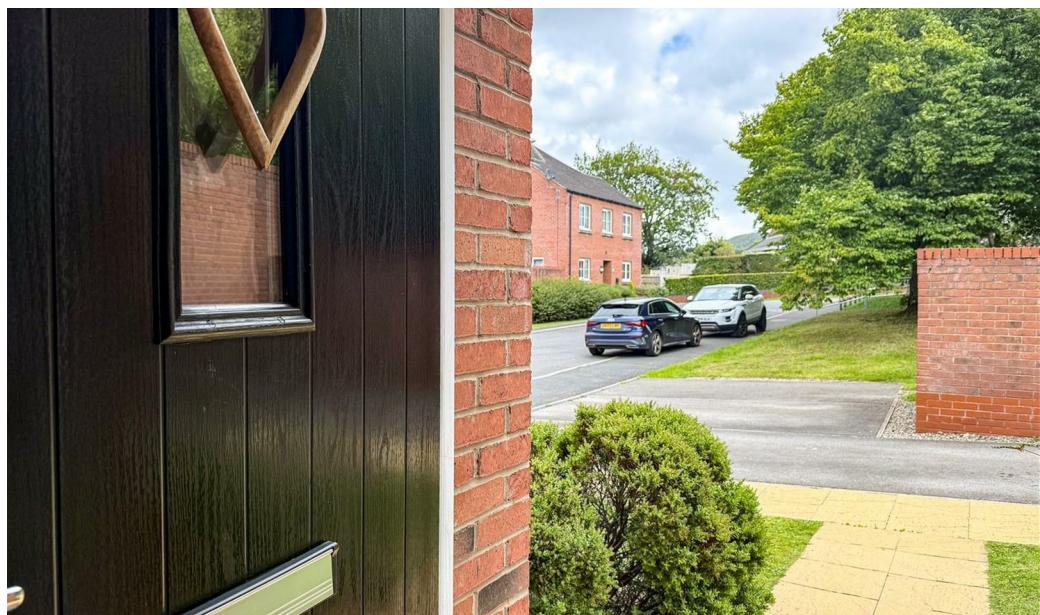
14'1" x 6'10" plus doorway

Having a UPVC double glazed window to the rear aspect people looking at the rear gardens with horizon views. Radiator.

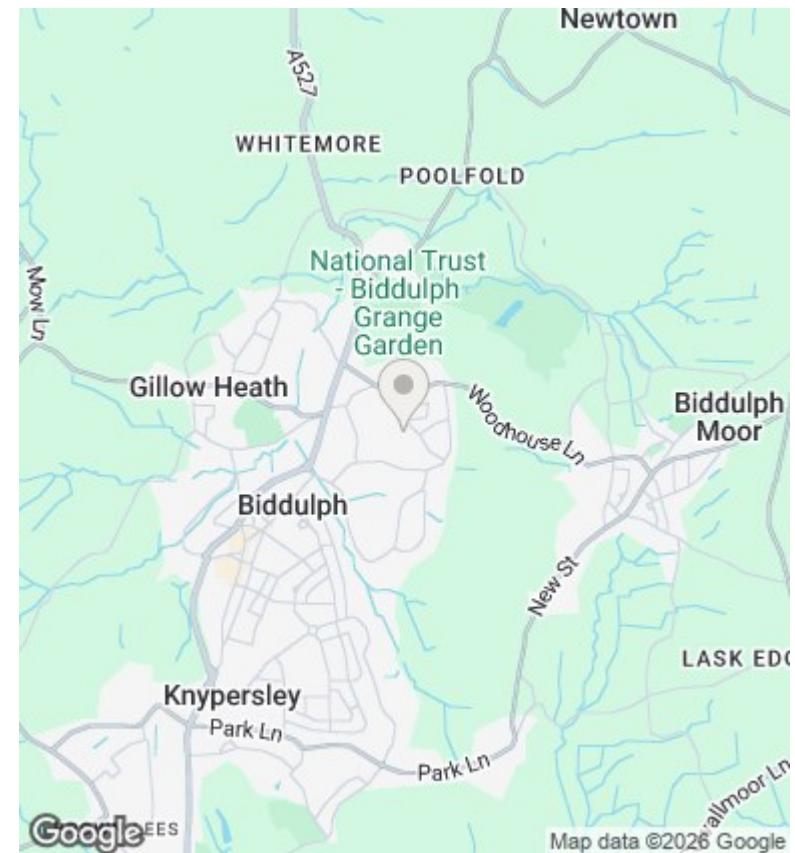
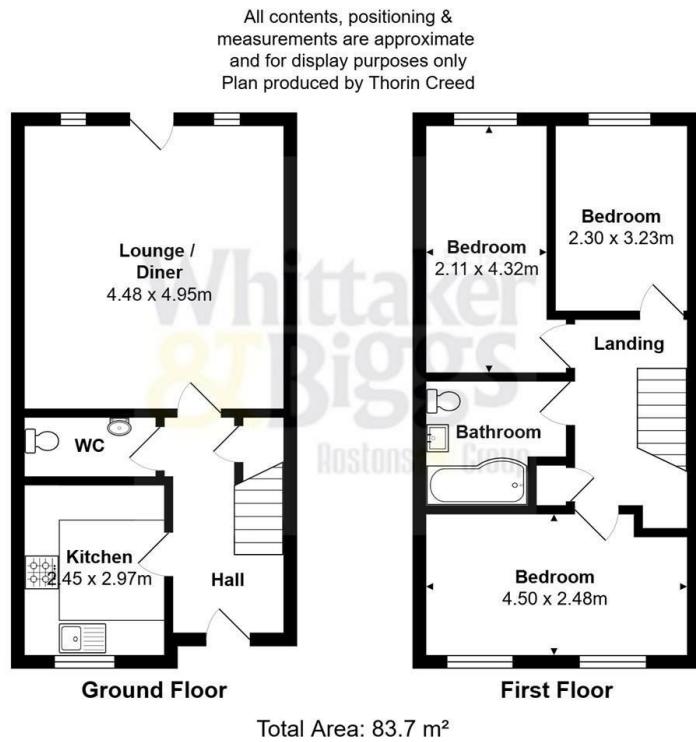
### **Bathroom**

7'11" x 7'1"

Refurbished bathroom suite having a panelled shower bath with fixed glazed shower screen with dual black shower over having fixed rainfall showerhead and detachable shower, matching black mixer tap, Perspex shower screening into walls. Wall mounted wash hand basin with pull out drawers, low-level WC. Black matt heated towel radiator, shaver point, extractor fan. Patterned vinyl flooring.







## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	